

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Mallow Court, 350' S of
the c/l of Haycake Road
(9 Mallow Court)
11th Election District
5th Councilmanic District

Joseph J. Bishop
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-16-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 9 Mallow Court, located in the vicinity of Perry Hall in northeastern Baltimore County. The Petition was filed by the owner of the property, Joseph J. Bishop. The Petitioner seeks relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affida-

ORDER RECEIVED FOR FILING

Date

By


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vits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of August, 1994 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 17, 1994

Mr. Joseph J. Bishop
9 Mallow Court
Baltimore, Maryland 21236

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Mallow Court, 350' S of the c/l of Haycake Road
(9 Mallow Court)
11th Election District - 5th Councilmanic District
Joseph J. Bishop - Petitioner
Case No. 95-16-A

Dear Mr. Bishop:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

RECEIVED





Petition for Administrative Variance

75-16-A
to the Zoning Commissioner of Baltimore County

for the property located at

9 MALLOW COURT

which is presently zoned

D.R. 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 - To permit an accessory structure (~~garage~~) to be located in the side yard in lieu of the required rear yard.
Pool area

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

- ① A WOODED AREA OF TREES TAKES UP APPROXIMATELY 15' OF SPACE ON A HILL SLOPING DOWN TO A SWALE FROM PROPERTY LINE TOWARDS THE BACK OF DWELLING. (LEAVING NO ROOM FOR BUILDING ANYTHING.)
- ② THERE IS A SWALE RUNNING THROUGH THE MIDDLE OF THE BACK YARD TOWARDS THE UTILITY STORM DRAIN LOCATED ON PROPERTY THAT CANNOT BE REGRADED OR BLOCKED OFF BY A SWIMMING POOL OR ANY OTHER STRUCTURE THAT WOULD BE GROUND LEVEL.
- ③ PROPERTY IS LOCATED IN A CULDESAC WITH THE HOUSE SITUATED ON A PECULIAR ANGLE COMPARED TO OTHER PROPERTIES IN THE ZONING DISTRICT.
- ④ THE MAJORITY OF SPACE ON OUR PROPERTY IS OFFICIALLY THE SIDE OF THE HOUSE WHICH APPEARS TO BE THE BACK YARD IN CONTRAST WITH OTHER PROPERTIES.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

MR. JOSEPH J. BISHOP

(Type or Print Name)

Signature

(Type or Print Name)

Signature

9 MALLOW COURT (410) 256-8107

Address

Phone No.

BALTIMORE, MD. 21236

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

MR. JOSEPH J. BISHOP

Name

9 MALLOW COURT (410) 256-8107

Address

Phone No.

WORK (301) 258-3834

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of ____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: R.T.

DATE: 7-19-94

ESTIMATED POSTING DATE: 7-31-94

ITEM #: 16

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

9 MALLOW COURT
address
BALTIMORE, MD. 21236
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

- ① MY BACK YARD HAS A UTILITY EASEMENT AND STORM DRAIN REQUIRING A LARGE SWALE
RIGHT THROUGH THE MIDDLE OF MY BACKYARD TO ALLOW FOR PROPER WATER FLOW.
- ② NO CONTRACTOR WILL BUILD ANY GROUND LEVEL STRUCTURE BEHIND OUR HOUSE
BECAUSE OF THE SWALES AND HILLS REQUIRED FOR PROPER WATER FLOW.
- ③ I WOULD LIKE TO HAVE A POOL BUILT ON MY PROPERTY AND THE ONLY PLACE
THAT ALLOWS FOR THAT IS THE REAR SIDE OF MY HOUSE.
- ④ MY HOUSE IS LOCATED ON A CULDESAC AND IS SITUATED ON A PECULIAR ANGLE
IN CONTRAST WITH OTHER PROPERTIES IN THE ZONING DISTRICT.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Joseph J. Bishop
(signature)
JOSEPH J. BISHOP
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of July, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MR. JOSEPH J. BISHOP

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

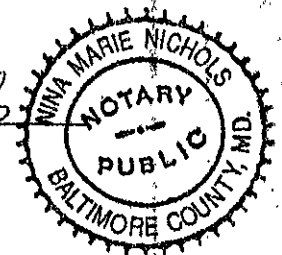
AS WITNESS my hand and Notarial Seal.

July 19, 1994
date

Nina Marie Nichols
NOTARY PUBLIC

My Commission Expires:

10/01/96



EXAMPLE 3 - Zoning Description

- 3 copies

95-16-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 9 MALLOW CT.

Election District 11 (address)
Councilmanic District 5

Beginning at a point on the NORTH EAST side of _____
(north, south, east or west)

MALLOW CT. which is 50
(street on which property fronts) (number of feet of right-of way width)

wide at a distance of 350' ± SOUTH of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street HAYCOKE RD.
(name of street)

which is 50 wide. *Being Lot # 11,
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of
SHARONDALE EAST as recorded in Baltimore County Plat
(name of subdivision)

Book # 55, Folio # 127, containing

14,867 SQ.FT. / .3413 ACRES
(square feet and acres)

ITEM #16

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

95-16A

District 11th Date of Posting 7/30/94
Posted for: Variance
Petitioner: Joseph J. Bishop
Location of property: 9 Mallow Court
Location of Signs: Facing road way on property being zoned
Remarks: Sign changed to read - 74' x 44' Pool
Posted by [Signature] Date of return: 8/5/94
Number of Signs: 1

MICROFILMED



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
95-16-A

Account: R-001-6150

Number 16

R.T.

Date 7-19-94

JOSEPH BISHOP

9 MALLOW COURT
BALTO. MD. 21236

010 - VARIANCE — \$ 50⁰⁰

080 - SIGN (1) ME — \$ 35⁰⁰

TOTAL — \$ 85⁰⁰

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02A028D1046T HRC

\$85.00

BA 0009#50AM-07-19-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 1, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Joseph J. Bishop
9 Mallow Court
Baltimore, Maryland 21236

Re: CASE NUMBER: 95-16-A (Item 16)
9 Mallow Court
E/S Mallow Court, 350' S of c/l Haycoke Road
11th Election District - 5th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before July 31, 1994. The closing date (August 15, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

MICROFILMED





Petition for Administrative Variance

95-16-A

to the Zoning Commissioner of Baltimore County

for the property located at 9 MALLOW COURT

which is presently zoned DR.315

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

400.1 -- To permit an accessory structure (~~garage~~) to be located in the side yard in lieu of the required rear yard.

Pool
area

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- ① A WOODED AREA OF TREES TAKES UP APPROXIMATELY 15' OF SPACE ON A HILL SLOPING DOWN TO A SWALE FROM PROPERTY LINE TOWARDS THE BACK OF DWELLING, (LEAVING NO ROOM FOR BUILDING ANYTHING.)
- ② THERE IS A SWALE RUNNING THROUGH THE MIDDLE OF THE BACK YARD TOWARDS THE UTILITY STORM DRAIN LOCATED ON PROPERTY THAT CANNOT BE REGRADED OR BLOCKED OFF BY A SWIMMING POOL OR ANY OTHER STRUCTURE THAT WOULD BE GROUND LEVEL.
- ③ PROPERTY IS LOCATED IN A CULDESAC WITH THE HOUSE SITUATED ON A PECULIAR ANGLE COMPARED TO OTHER PROPERTIES IN THE ZONING DISTRICT.
- ④ THE MAJORITY OF SPACE ON OUR PROPERTY IS OFFICIALLY THE SIDE OF THE HOUSE WHICH APPEARS TO BE THE BACK YARD IN CONTRAST WITH OTHER PROPERTIES

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

9 MALLOW COURT (410)256-8107

Address

Phone No.

BALTIMORE, MD. 21236

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

MR. JOSEPH J. BISHOP

Name

9 MALLOW COURT (410)256-8107

Address

Phone No.

WORK (301)258-3834

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: R.T. DATE: 7-19-94

ESTIMATED POSTING DATE: 7-31-94

ITEM #: 16

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

August 12, 1994

(410) 887-3353

Mr. Joseph J. Bishop
9 Mallow Court
Baltimore, Maryland 21236

RE: Item No. 16, Case No. 95-16-A
Petitioner: Joseph J. Bishop
Petition for Administrative Variance

Dear Mr. Bishop:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 19, 1994, and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

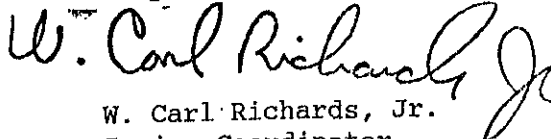
MICROFILMED



2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,


W. Carl Richards, Jr.
Zoning Coordinator

WCR:jw

Enclosures

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Maryland Department of Transportation
State Highway Administration

O. James Lightizer
Secretary
Hal Kassoff
Administrator

7-29-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: *16 (RT)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for DAVID N. RAMSEY, ACTING CHIEF
~~John Contestabile, Chief~~
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/29/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 15, 16, 17, 18, 19, 21,
22, 23 AND 24.

RECEIVED

AUG 1 1994

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: July 27, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 9, 11, 16, 17, 18 and 22.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL:lw

Petition for Administrative Variance

The undersigned legal owner(s) of properties situated in Baltimore County next to, or surrounding the property #9 Mallow Court which is described in the description and plat attached hereto and made a part hereof, hereby endorse and understand the request of Joseph and Deborah Bishop for a zoning Variance at said property for the construction of an in-ground swimming pool.

TINA L. BARANOSKI

Print Name

Tina L. Baranowski

Signature

11 MALLOW CT

Address

BALTO

City

MD

State

21236

Zip Code

Donna Pappas

Print Name

Donna M. Pappas

Signature

6 Mallow Ct

Address

Baltimore, MD

City

State

21236

Zip Code

JOSEPH DIZOLE

Print Name

Joseph Dizole

Signature

12 Mallow Ct.

Address

Balto, Md. 21236

City

State

Zip Code

Sharon Miller

Print Name

~~Sharon Miller~~

Signature

4207 Haycock Rd

Address

Balto MD

City

State

21236

Zip Code

Michael Kotishin

Print Name

Michael Kotishin

Signature

16 Mallow Ct

Address

BALTO

City

MD

State

21236

Zip Code

Debra Johnson

Print Name

Debra Johnson

Signature

4206 Haycock

Address

Balto

City

MD

State

21234

Zip Code

MICROFILMED

ITEM #16

Petition for Administrative Variance

The undersigned legal owner(s) of properties situated in Baltimore County next to, or surrounding the property #9 Mallow Court which is described in the description and plat attached hereto and made a part hereof, hereby endorse and understand the request of Joseph and Deborah Bishop for a zoning Variance at said property for the construction of an in-ground swimming pool.

Harold L. Dye, Jr.
Print Name
Harold L. Dye, Jr.
Signature
8 Mallow Ct.
Address
Balto. MD 21236
City State Zip Code

THEODORE PAPPAS
Print Name
Theodore Pappas
Signature
6 MALLOW CT
Address
BALTO MD 21236
City State Zip Code

OHONG KIM
Print Name
Ohong Kim
Signature
3 Mallow Ct.
Address
BALTO MD 21236
City State Zip Code

Norman J. Kahl
Print Name
Norman J. Kahl
Signature
4211 Haycoke Rd.
Address
Balt. Md. 21236
City State Zip Code

Young Hee Yoo
Print Name
Young Hee Yoo
Signature
5 mallow ct
Address
Balto md 2/236
City State Zip Code

ELIZABETH LEE
Print Name
Elizabeth Lee
Signature
7 MALLOW CT
Address
BALTO MD 21236
City State Zip Code

RECORDED

ITEM #16

Petition for Administrative Variance

The undersigned legal owner(s) of properties situated in Baltimore County next to, or surrounding the property #9 Mallow Court which is described in the description and plat attached hereto and made a part hereof, hereby endorse and understand the request of Joseph and Deborah Bishop for a zoning Variance at said property for the construction of an in-ground swimming pool.

EFRAIN ROSARIO
Print Name
Efrain Rosario
Signature
13 MALLOW CT.
Address
BALTO, MD. 21236
City State Zip Code

Pat Davidson
Print Name
Pat Davidson
Signature
9314 Ramblebrook
Address
Balto. Md. 21236
City State Zip Code

Laurie Przybylski
Print Name
Laurie Przybylski
Signature
15 Mallow Ct
Address
Balto, Md 21236
City State Zip Code

FRANK SARTORELLI
Print Name
Frank Sartorelli
Signature
9316 Ramblebrook Rd
Address
Balto md. 21236
City State Zip Code

Joe BEMINI
Print Name
Joe Bemini
Signature
9306 Ramblebrook Rd
Address
BALTO MD 21236
City State Zip Code

Donna Bowen
Print Name
Donna Bowen
Signature
4 Mallow Ct.
Address
Balto MD 21236
City State Zip Code

ITEM #16

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 9 MALLOW CT.

Subdivision name: SHARONDALE EAST

plat book# 55, folio# 127, lot# 11, section#

OWNER: JOSEPH J. BISHOP

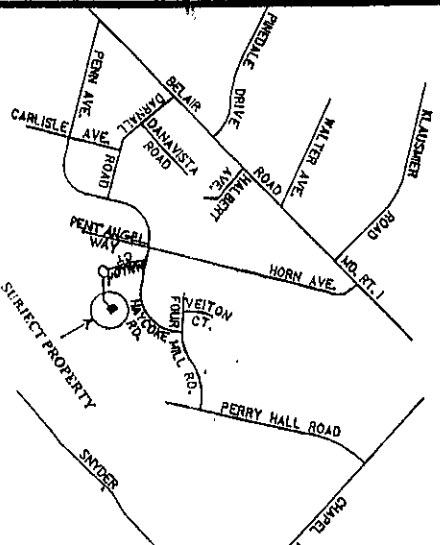
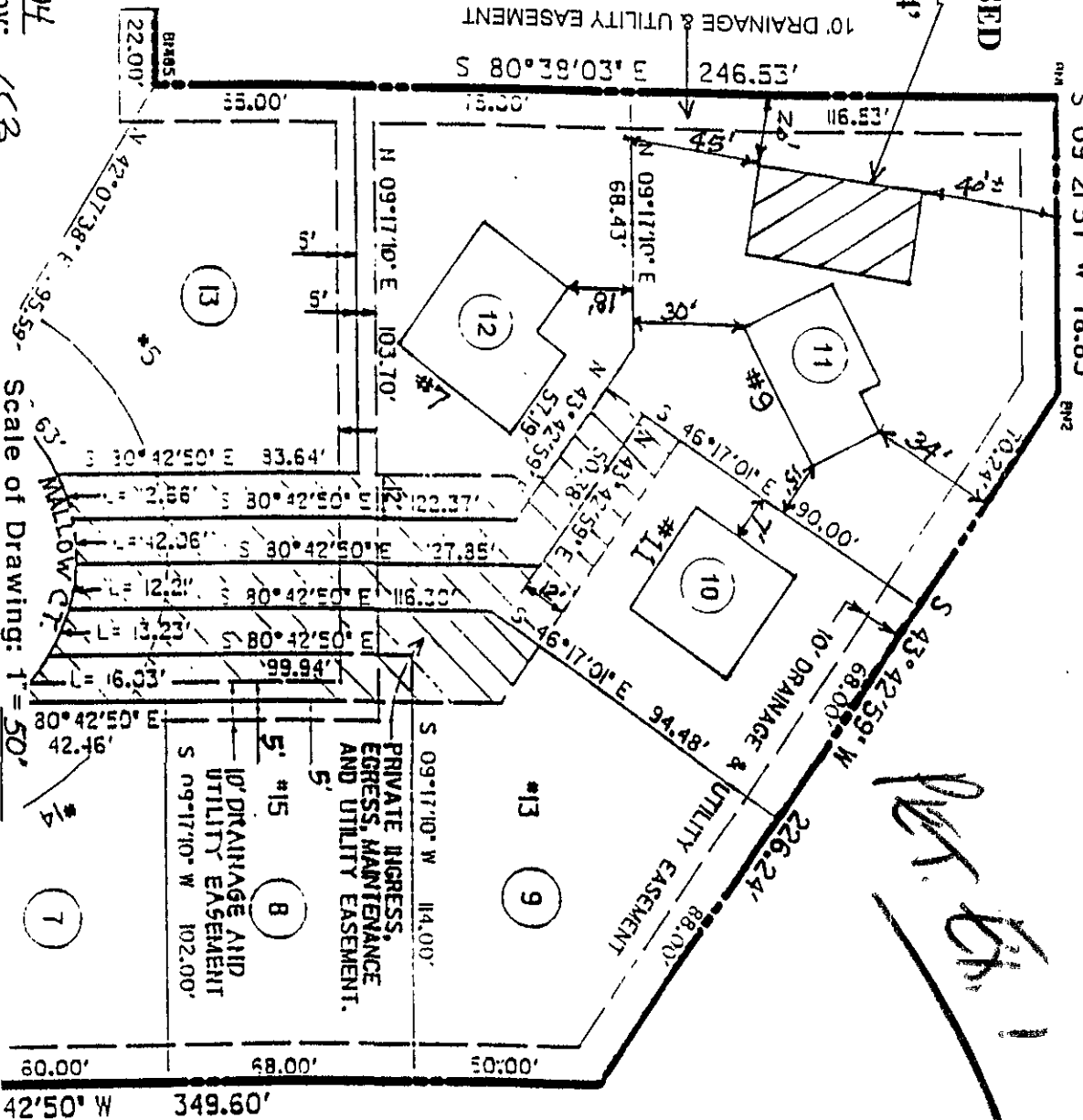
95-16-A

see pages 5 & 6 of the CHECKLIST for additional required information

PROPOSED

POOL

24' X 44'



Vicinity Map
scale 1"=1000'

LOCATION INFORMATION

Election District: 11

Councilmanic District: 5

1"=200' scale map#: NE-10H

Zoning: D.R.-3.5

Lot size: .3413 14,867
acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ yes ☐ no

Chesapeake Bay Critical Area:
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

R.T.

16

North
date: 7/14/94
prepared by: SSB

Scale of Drawing: 1"=50'

95-16-A



Rear, S.E.



Item 16-3.

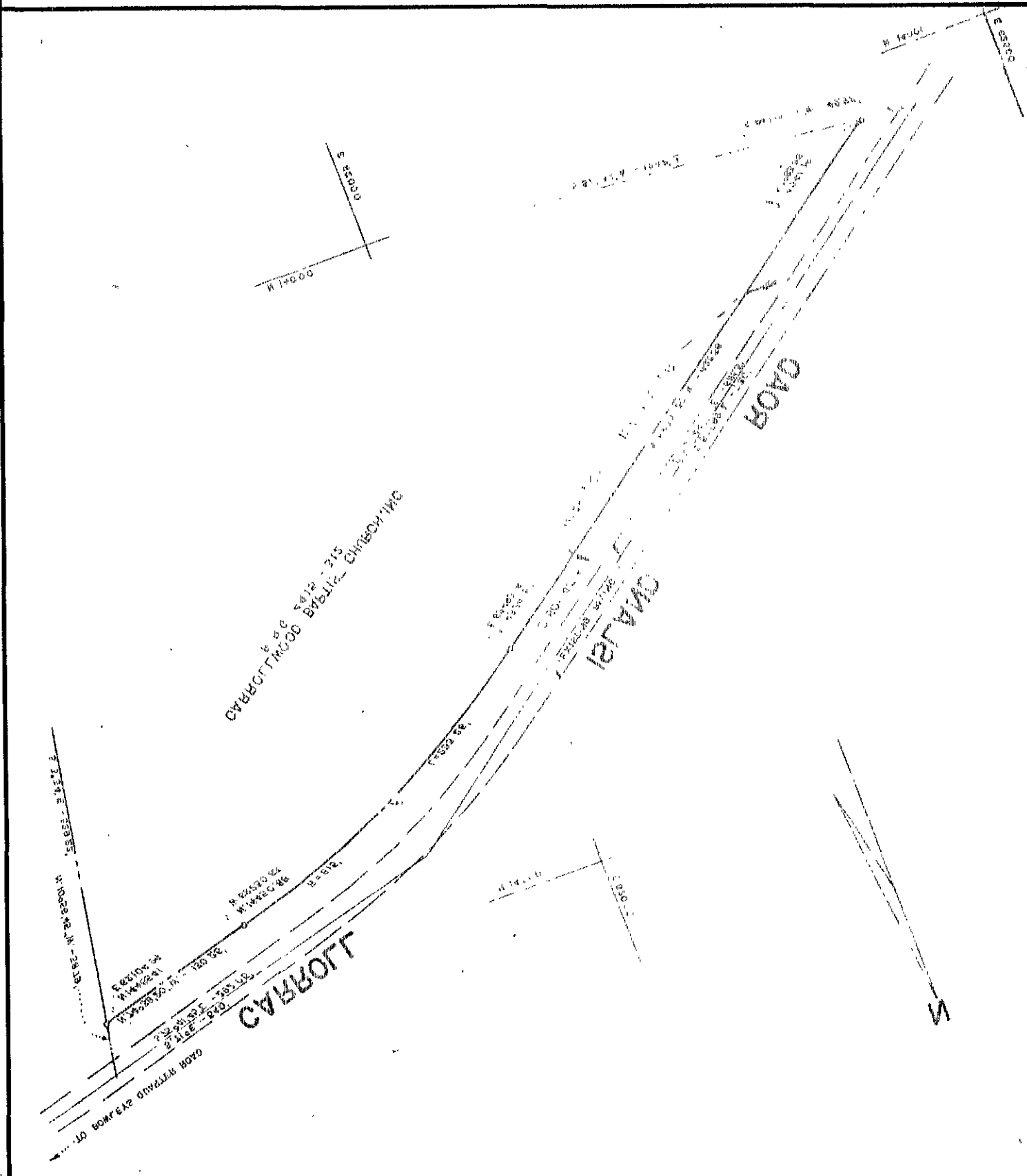


Rear-Side

MICROFILMED

WATER FRONT WED

DRAWN: _____		CHECKED: _____		NOTES TO BE NOTED: DO THEY IMPLY A CURRENT SURVEY OF SAID PROPERTIES NECESSARILY REFER TO THE MERIDIAN SHOWN HEREON NOW DEED REFERRED TO BY GIVEN AND LOGIC NUMBER AND DO NOT THE PROPOSED RIGHT OF WAY ARE THOSE CONTAINED IN THE CONVEY AND DISTANCES SHOWN ON PROPERTIES ADJOINING THIS PLAT IS COMPILED FROM DEEDS AND SURVEYS. THE	<div><div></div> REVEALED AREA TO BE</div> <div><div></div> CONVEYED AREA</div> <div><div></div> EXISTING</div> <div><div></div> STONE AREA</div> <div><div></div> ACQUIRED AREA TO BE</div>	BUREAU - 423-1	
DATE: _____		APPROVED: _____				DISTRICT: 10	
SUPERVISOR		CHIEF				T.O.C. - B.M. - 584	
DIVISION OF DRAINAGE		BUREAU OF LAND ACQUISITION				SCALE: 1" = 100'	
DATE: _____		CONSTRUCTION PLAN NO. _____		DATE: _____		BOYDS ENGINEER	
APPROVED: _____		X - 70.11 M 14400.18 E 1100.45 X - 70.10 M 13000.12 E 00.00.00		APPROVED: _____		CONSULTING ENGINEER OR SURVEYOR	
BUREAU OF LAND ACQUISITION		TRAVERSE STATIONS ON MAPS AS FOLLOWS: CO-ORDINATES SHOWN HEREON ARE BASED ON N.C.M.D.		DATE: _____		BEG. NO. _____	
PLAN TO ACCOMPANY RIGHT-OF-WAY AGREEMENT				BUREAU OF LAND ACQUISITION			
BALTIMORE COUNTY				DEPARTMENT OF PUBLIC WORKS			
BUREAU OF LAND ACQUISITION				BUREAU OF LAND ACQUISITION			



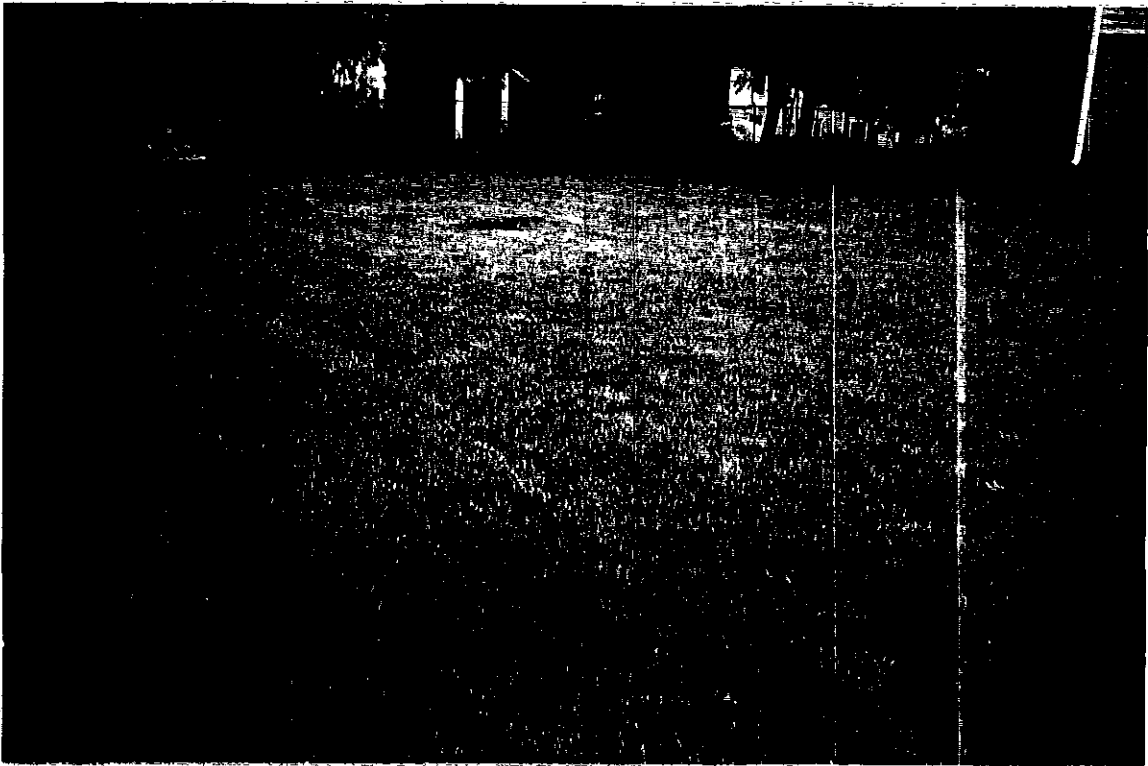
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NOTED:
ALL AREAS FOUND BY SURVEYOR, UNLESS OTHERWISE
TO PROPERTIES.
STANDARD LETTERING DENOTES PROPOSED CHANGES
ALPHABETIC LETTERING DENOTES EXISTING PROPERTY LINES.

NOTE:

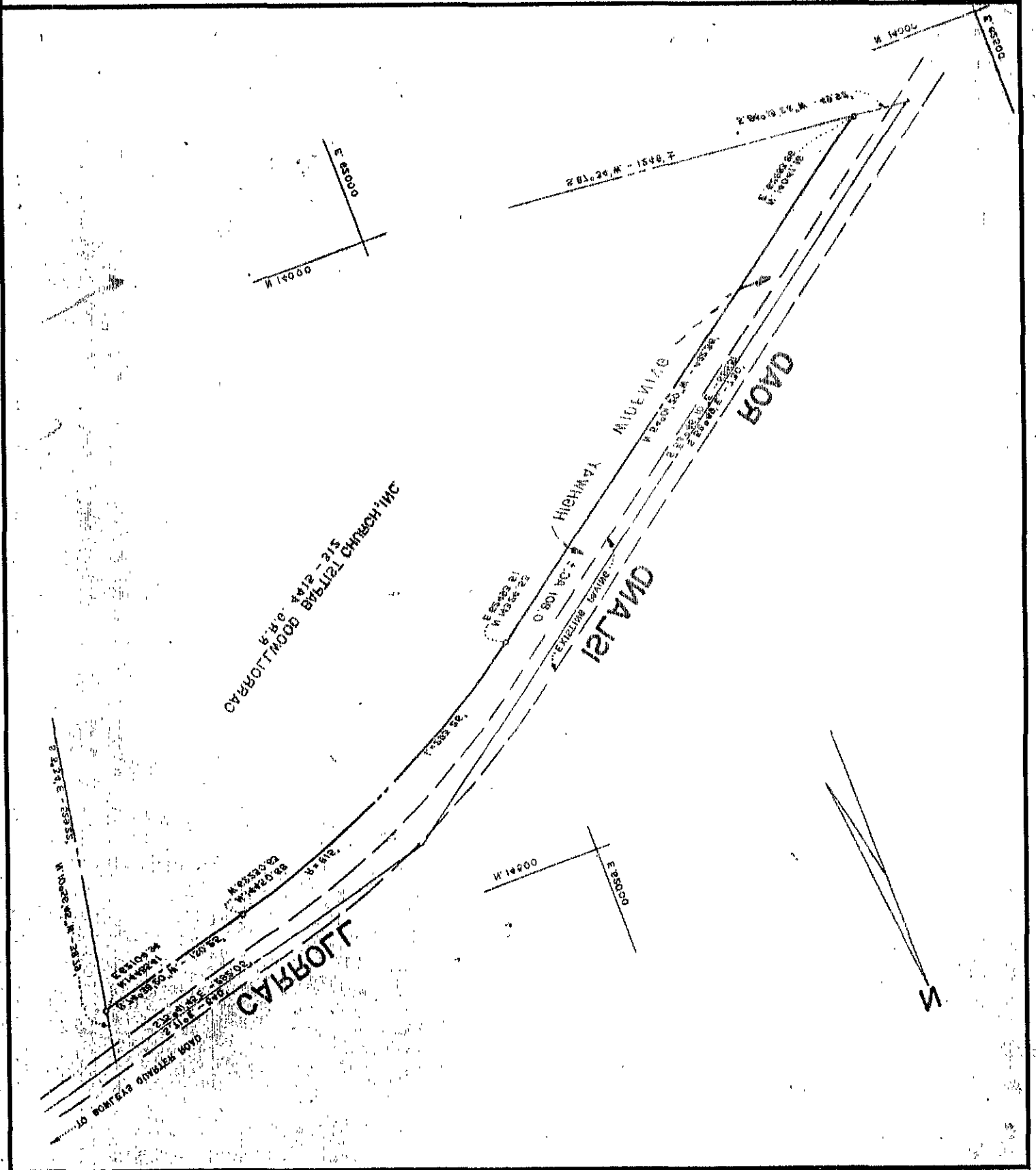


Rear Elevation



Side - 16-2

DRAWN: <i>[Signature]</i>	CHECKED: <i>[Signature]</i>	<p>UNLESS SO NOTED</p> <p>DO THEY IMPLY A CURRENT SURVEY OF SAID PROPERTIES NECESSARILY REFER TO THE MERIDIAN SHOWN HEREON NOW DEED REFERRED TO BY GIVEN AND LOGIC NUMBER AND DO NOT THE PROPOSED RIGHT OF WAY ARE THOSE CONTAINED IN THE CONVEY AND DISTANCES SHOWN ON PROPERTIES ADJOINING THIS PLAT IS COMPILED FROM DEEDS AND SURVEYS THE</p>	<p>RECEIVED</p> <p>AREA TO BE</p> <p>CONV. N.W.</p> <p>EXISTING</p> <p>2000 VREV</p> <p>ACQUIRED</p> <p>AREA TO BE</p>	<p>WM 02-431-1</p> <p>DISTRICT: 12</p> <p>1002-WM-584</p> <p>SCALE: 1" = 100'</p>	
DATE: <i>11-18-68</i>	APPROVED: <i>[Signature]</i>		CONSTRUCTION PLAN NO.	DATE: <i>11-18-68</i>	APPROVED: <i>[Signature]</i>
DIVISION OF DRAFTING	CHIEF: <i>[Signature]</i>		<p>X-2011 N 10000' E 25445' 85</p> <p>X-2010 N 10000' E 25445' 85</p>	DATE: <i>11-18-68</i>	REC. NO. <i>20002</i>
BUREAU OF LAND ACQUISITION			STATIONING STATIONS ON HUBS AS FOLLOWS:	CONSULTING ENGINEER OF SURVEYOR	
PLAN TO ACCOMPANY RIGHT-OF-WAY AGREEMENT		HIGHWAY WIDENING - IN REE			
BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF LAND ACQUISITION					



2	APPROVED	RECORDED
1	APPROVED	RECORDED
3	APPROVED	RECORDED
1	APPROVED	RECORDED
NO	APPROVED	RECORDED

- NOTED
- ALL AREAS BOUND BY DIMENSIONS, UNLESS OTHERWISE
- TO PROPERTIES
- STANDARD LETTERING DENOTES PROPOSED CHANGES
- IDENTICAL LETTERING DENOTES EXISTING PROPERTY LINES
- NOTE:

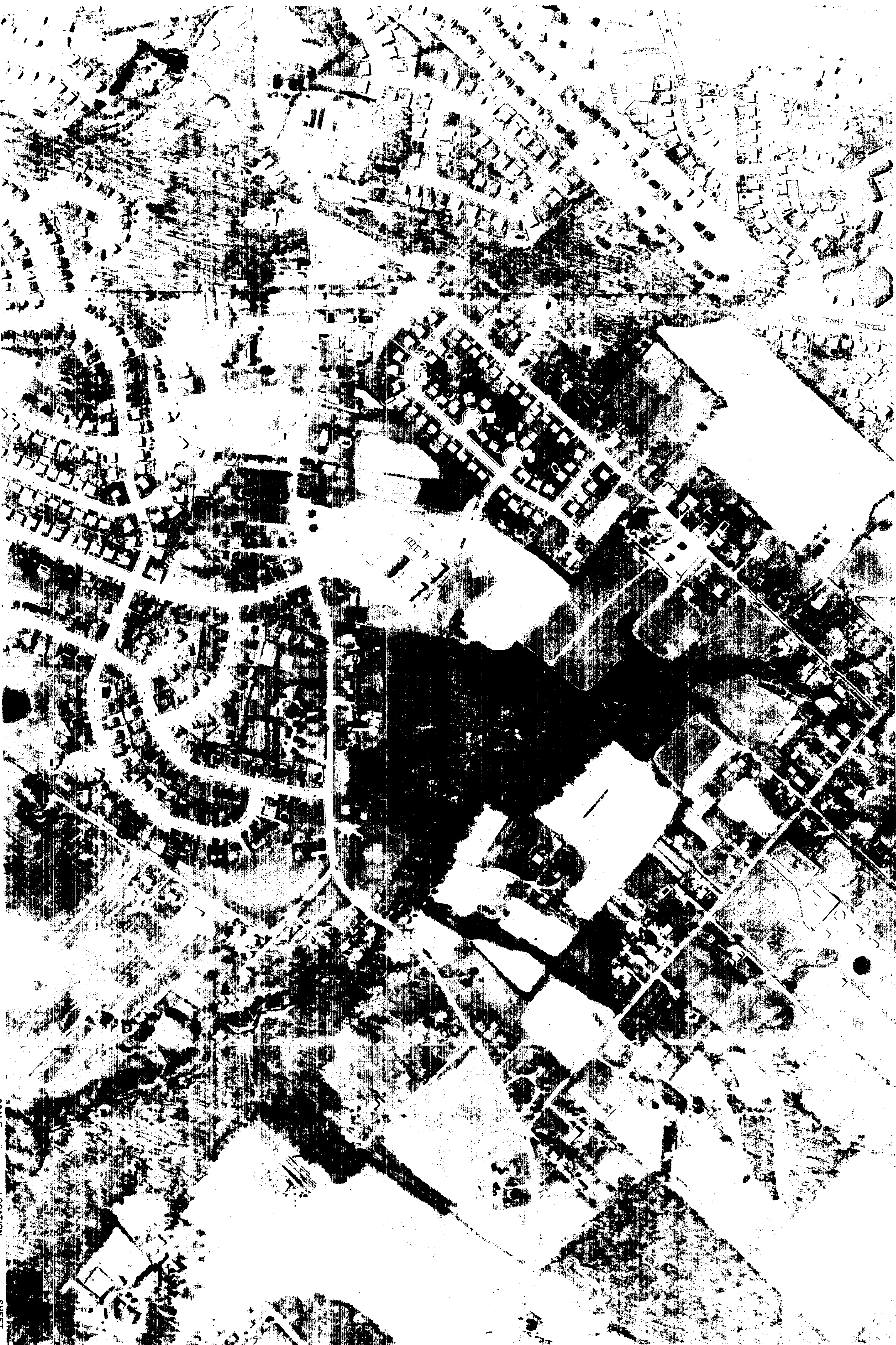
95-16-4



ok for 200 scale map
(zoning) off.

ITEM # 16

NE 10-H



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200'
LOCATION PERRY HALL VICINITY
SHEET 1721A # 16
DATE OF PHOTOGRAPHY JANUARY 1971
MICROFILMED

95-16-A